

**Minutes
Williamson County
Board of Zoning Appeals
7:00 P.M. July 27, 2017**

Members Present

David Ausbrooks, Chairman
Don Crohan, Vice-Chairman
Karen Emerson-McPeak, Secretary
Andrew Ring

Staff Present

Lee Sanders
Brenda Midgett
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator

The Williamson County Board of Zoning Appeals met in regular session on July 27, 2017 in the Auditorium of the Williamson County Administrative Complex. Chairman Ausbrooks read the public statement stating that the Board of Zoning Appeals is made up of five citizens nominated as Board members by the County Mayor and confirmed by the County Commission. One member is a Planning Commissioner, one member may be a County Commissioner and the remaining members are not otherwise connected with County Government. He went on to say the Board will hear from anyone who has anything to say to the Board relevant to the request at hand. However, the Board will not view or hear anything that does not have a direct bearing on the item or issue being heard. He requested that all comments be addressed to the Board.

Chairman Ausbrooks then asked the members to consider the minutes. Don Crohan made the motion to approve the minutes of the June 22, 2017 meeting, as presented, and Andrew Ring seconded the motion. The motion was unanimously approved by voice vote.

ITEM 1 – OLD BUSINESS

A request by Preston Ayer Civil Engineer of T-Square Engineering and Eddie Miles, Developer, Old Hillsboro Building Company for a Special Use approval of a Rural Retreat –Extensive Use located at 1900 Carters Creek Pike. The property is zoned Municipal Growth Area - 1 (MGA-1) and is located in the 11th district.

Chairman David Ausbrooks began the meeting stating the public hearing for this item was heard at a previous meeting. Aaron Holmes read the staff report and reviewed the background documentation (see agenda report). He then announced to the Board that Ms. Kayla Ferguson an Engineer/Planner for RPM Transportation Consultants is present for the hearing and stated she will be able to answer any questions for the Board regarding traffic and RPM's letter.

Mr. Sanders stated the public hearing was held in April and it was noted by members of the public that traffic was a big concern. At the time the County's traffic consultant was not present for the meeting. He stated the Board asked to have the traffic consultant available and we are glad to have Ms. Ferguson here.

Ms. Ferguson of RPM stated to the Board the applicant wants to use this site for several uses. She stated the applicant has agreed to install turn lanes and a traffic signal light at the intersection when warranted. She stated the applicants will be responsible for all roadway construction in the area as noted in their recommendation letter, along with adding eastbound and westbound turn lanes.

Karen Emerson-McPeak asked about the amount of traffic that is in the area.

Ms. Ferguson stated the percentage of traffic differs from each road. Fifty-five percent will be coming from the southern area, twenty to twenty-five percent coming from the Southall area, and the remaining coming from the northern area.

Chairman Ausbrooks asked Ms. Ferguson about the warranted traffic light and to show the Board the proposed traffic improvements.

Ms. Ferguson explained the improvements recommended by RPM.

Preston Ayer and Blake Turner of T-Square Engineering, Eddie Miles, Developer and Craige Hoover of the Development Team represented the Item.

Mr. Turner stated they have to demonstrate a reason for the warrant and do not see any major issue with TDOT. The County Traffic Consultant has recommended a need for it.

Don Crohan asked the applicant about the time limit on the warrant and also about the local store in the intersection. He was also concerned about the width of the road and the planned improvements where the store is located.

Andrew Ring asked the applicants if they have already acquired the right-of-way.

Eddie Miles stated any additional roadway needed for the improvements is owned by them, not the neighbors and would not require future additional purchase of land. He stated the opposite corner of the street across from the store has been purchased by them.

Aaron Holmes stated the developer will pay for the traffic signal and the widening of the road. When it is starting to be developed the traffic signal will be installed.

Karen Emerson-McPeak asked if the applicants have met with the area residents.

Eddie Miles stated they spoke to a lot of area residents after the April BZA meeting for about 45 minutes to address their concerns.

Don Crohan made a motion to approve the request for the Rural Retreat at 1900 Carters Creek Pike, stating it meets the requirements of Sections 5.01, 5.01 (E) and 11.05 (D) of the Zoning Ordinance, based upon and including the staff's recommendations, which specifically includes Items 1-9 in the staff report. Andrew Ring seconded the motion. Motion was approved by unanimous voice vote.

There being no further business to come before the Board, the meeting was adjourned.

Secretary's Signature

Date